

# WELCOME TO



# THOMPSONVILLE



# THE CHALLENGE



● Invigorate downtown



# THE OPPORTUNITY



- People want to live in authentic, compact places where one can walk to shops and services

# THE VISION

Watch Video with  
Courtney Hendricson

<http://www.enfield-ct.gov/content/91/12798/47631/47721/51043/default.aspx>



# PHYSICAL VALUE



- Thompsonville looks refreshed

# ACCESS & WAYFINDING



- Traditional Gateway, North Main Street



# ACCESS & WAYFINDING



- A Distinct Welcome heart of downtown entrance



# ACCESS & WAYFINDING



- Easy Downtown Parking



# ACCESS & WAYFINDING



- Downtown Signage

# SENSE OF PLACE



**WALKWAYS**

**STREET  
FURNITURE**

**LANDSCAPING**

**LIGHTING**



# NOW





# OUR FUTURE





# LANDMARKS







# LANDMARKS



● Freshwater Pond



# LANDMARKS



● Future Riverfront



# LANDMARKS





# LANDMARKS



● Transit Center



# LANDMARKS



● Future Transit Center



# LANDMARKS





# LANDMARKS





# LANDMARKS



● LEGO® Park



# SAFE & ENJOYABLE





# SOCIAL VALUE



- Higgins Green and strolling along the riverfront



# STAKEHOLDER & BUSINESS ENGAGEMENT

Survey of Current Thompsonville  
Residents and Stakeholders

Over 100 Respondents

- 60% Females
- 80% ages 36-65
- 46% make between \$75-\$200K



# STAKEHOLDER & BUSINESS ENGAGEMENT



## **Desired Attractions:**

43% - Microbrewery

43% - Coffee Shop/Cafe

34% - Interior Design

28% - General Store



# STAKEHOLDER & BUSINESS ENGAGEMENT



## Desired Activities:

57% - Concert

57% - Farmers Market

50% - Family Event

48% - Street Fair



# Wish for a garden but don't have the space?

Do you wish for a fun way to enjoy the outdoors, eat fresh vegetables that you grew and learn about horticulture from the University of Connecticut Master Gardener Program?

**Your wish has been answered!**



Enfield's Thompsonville Community Garden Beds Are Available

**Planting Day**

**Saturday, May 10, 2014**

**10 a.m. to noon.**



# Outdoor Activity



● Food & Dining

● Concerts

● Leisure

● Living...running...walking...biking



# RESPECTING OUR HISTORY



- Signage
- Tours
- Boroughs



# ECONOMIC VALUE



- “The Transit Center in Thompsonville honors our history, expands our transportation and offers a place for all of us to enjoy and gather,” Jonathan Kaplan, Community Manager, Bigelow Commons Apartments.



# Enfield Receives \$20,000 Grant Toward Incentive Housing Programs For Thompsonville

- Grant Sets Stage for Affordable Housing in Thompsonville
- Enfield will use a \$20,000 grant from the state to create an "Incentive Housing Zone" in downtown Thompsonville.



# ECONOMIC VALUE



- Future vision...  
30% increase in  
value based on  
downtown  
investments...  
the possibilities.



# TOD SUCCESSES





# Thompsonville



walkscore = 60



# ECONOMIC VALUE

## COMPARISON



### Enfield Costco

Land Consumed (acres)	19.0
Total Prop. Taxes /Year	\$366,477
Total Prop. Taxes /Acre	\$19,288
Residents/Acre	0
Jobs /Acre	5.2

### Thompsonville Cornerstone

.18
\$71,680
\$398,222
44
22



# ECONOMIC VALUE-Visionary

**Cottage Green 2013      vs.      Cottage Green 2023**



**2013**

Status	Vacant
Private Investment	\$0
Transit Value	0%
Assessed Property Value	\$85,900
Total Property Taxes /Year	\$3,066



**2023**

Occupied Single Family
\$75,500
+30%
\$209,820
\$7,490



# ECONOMIC VALUE

## The Problem & Opportunity

Vacant Buildings Cost Communities

\$222,340/year/vacant space

Reduced property value, property tax, sales tax, utilities,  
professional services, and workers' pay

Upper-story Residential Units Benefit

Local Economy

Annual downtown impact/unit = \$20-39K

*Main Street Iowa Economic Development Study, Donovan Rypkeyma*



# WORK HERE





# LIVE HERE – COMMUTE HERE





# PLAY HERE — LEARN HERE





# PRAY HERE





# WALK HERE – SHOP HERE





# CELEBRATE HERE





# TOGETHER





I want

\* Trader Joe's \*  
Wegman's  
Christmas Tree Shops  
Jazz Bar Restaurant  
New Bleanthes  
IKEA  
Affordable Housing!  
Develop the waterfront  
Brewery  
Walking Trails  
High Street Paved!  
Bike Paths  
A Full Transportation System  
(list of people using buses with bicycles)  
Smart Growth  
Leaf collection  
Keep up the good work  
Brown bags!  
To LIVE  
Ticket cell phone drivers!  
Community Partnership meetings  
New Store  
To move out  
Double Tracks  
Park Benches on the train green  
Bike Lanes  
Pick up recyclables  
Clean up and bagging  
Along High Street with light green to go  
Work with Bob to bring Property to better use  
Double Tracks  
Park Benches on the train green  
A TRAIN STOP  
neighborland.com/cities/enfield

in Enfield.

[neighborland.com/cities/enfield](http://neighborland.com/cities/enfield)



# ENGAGEMENT



I want

A large white rectangular area for writing or drawing, intended for community engagement input.

in Enfield



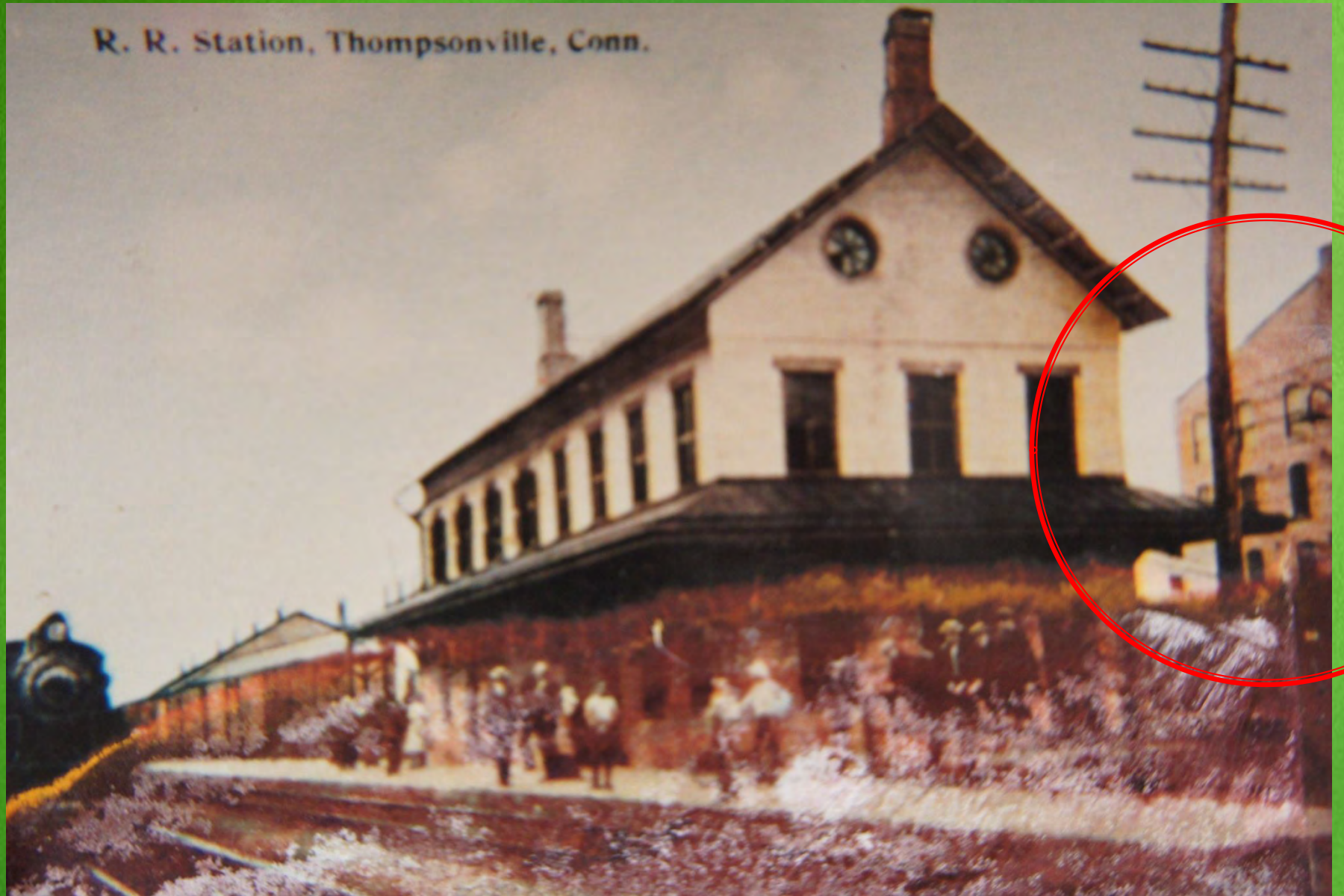


# OUR FUTURE...THOMPSONVILLE

benches  
outdoor  
marina  
Higginsignage refreshed kids  
street Strand fishing Downtown transit Welcomeconcerts  
value police challenge Riverfront Magic Carpet crosswalk food furniture  
on-street workforce LaMagna invigorate lighting opportunity angagement  
frontager shopping neighbors wayfinding train  
bus biking safety modern Freshwater landscaping people Thompsonville  
D'Aleo Bigelow space clocktower business  
walking tradition gateway lanes  
history dining  
economy



R. R. Station, Thompsonville, Conn.





# THE VISION

Watch Transit Train Video

<http://www.enfield-ct.gov/content/91/12798/47631/47721/51043/default.aspx>



# RESPECTING OUR HISTORY TOGETHER





THANK YOU!

